

**Table 14.12-- HOUSING VALUES IN HONOLULU AND SELECTED
LOCATIONS IN THE UNITED STATES AND CANADA AND AVERAGE
MORTGAGE RATES: 1980 TO 1999**

[The home market values shown in the table below are based on 2,000 sq. ft., 8-room, 4-bedroom, 2.5-bath home in representative communities where middle income families reside. The sampling of locations is based on an analysis of approximately 300 metropolitan areas in the U.S. and Canada. All values are expressed in U.S. dollars]

Category	1980	1985	1990	1995	1999
Mortgage rate 1/	13.00	12.75	10.50	8.00	7.25
Atlanta, GA	119,500	128,400	169,600	186,300	242,100
Boston, MA	121,700	147,100	243,800	256,200	321,400
Chicago, IL	119,600	118,600	175,300	205,300	223,200
Dallas, TX	85,700	107,800	110,500	124,800	134,900
Detroit, MI	145,700	105,300	161,200	179,000	217,700
Honolulu, HI	158,800	175,200	274,100	410,400	342,100
Los Angeles, CA	145,600	161,000	308,200	247,400	285,100
Miami, FL	108,100	112,500	145,800	178,900	172,900
Mobile, AL	79,500	86,900	94,100	112,600	118,600
Montreal, PQ	118,500	116,800	203,200	145,600	128,700
New Orleans, LA	100,300	112,100	98,500	111,300	127,400
New York, NY	112,100	144,400	269,300	273,800	286,300
Ottawa, ON	81,600	123,200	170,200	157,100	130,100
Phoenix, AZ	91,300	99,200	115,400	130,100	174,500
San Francisco, CA	186,700	197,100	379,800	388,000	489,700
Tampa, FL	88,300	103,100	128,300	145,400	135,400
Washington, DC	159,100	170,200	259,100	284,500	262,300

1/ Mortgage interest rate based on average rates nationwide. Canadian rates slightly higher.

Source: Runzheimer International, "Dramatic Gains and Drops in Housing Values Witnessed During the Last 20 Years; Mortgage Rates Steadily Declined", December 27, 1999

<<http://www.runzheimer.com/corpc/news/scripts/122799.asp>> accessed August 1, 2001.